

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

NOVEMBER 2012



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the Planning and Development Services office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979-764-3570 or POC@cstx.gov.

Q: My elderly mother will be moving in with me. My property is very large and I want to build her an apartment in the backyard. Is this possible?

A: Accessory Structures, such as living quarters, are permitted in residential zoning districts. It must be occupied by member(s) of the family that occupy the principal home or servants employed on the premises. It will be served by the same meter service located on the property.

A building permit is needed to start construction, which includes a site plan. Accessory uses can not exceed 25 percent of the total floor area of the primary home and must meet the setbacks of the zoning district in which it is located. For example, in R-1 Single-Family Residential an accessory apartment must meet the following setbacks: 25' front; 20' rear; 7.5' side; and 15' street side setback.

Keep in mind that no more than 30 percent of the rear yard, portion between the rear setback line of the primary home and the rear property line, can be covered with accessory buildings.

For more information on living quarters or accessory structures, please contact the Planner-On-Call.



CITY OF COLLEGE STATION
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Volume 13 Issue 11

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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 35 %	↑ 15 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, November 2011, and increased when compared with two years ago, November 2010.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 15 %	↓ 11 %

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, November 2011, and decreased when compared with two years ago, November 2010.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 26 %	↑ 35 %

Year-to-date, total permits increased in quantity when compared to last year at this time, November 2011, and experienced an increase when compared with two years ago, November 2010.



POPULATION: THE NOVEMBER POPULATION ESTIMATE IS 97,534

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	243	226	163	111	2	7	7	759
FEBRUARY	308	267	206	148	6	9	11	955
MARCH	422	319	187	170	6	9	5	1118
APRIL	464	367	262	254	7	6	7	1367
MAY	537	359	309	263	14	5	12	1499
JUNE	469	367	393	292	18	7	18	1564
JULY	468	316	294	264	4	7	18	1371
AUGUST	370	301	304	215	13	11	19	1233
SEPTEMBER	307	212	180	164	4	10	11	888
OCTOBER	367	252	169	115	3	15	7	928
NOVEMBER	242	252	121	121	8	6	5	755
TOTAL	4197	3238	2588	2117	85	92	120	12437

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	180	10	33	10	10	355	110	82	790
FEBRUARY	418	15	9	16	13	209	117	235	1032
MARCH	454	11	14	7	9	305	93	87	980
APRIL	429	7	24	19	16	154	105	111	865
MAY	406	11	27	21	10	352	84	141	1052
JUNE	312	27	21	17	8	175	76	205	841
JULY	323	13	25	25	10	44	43	269	752
AUGUST	96	7	8	0	10	256	46	198	621
SEPTEMBER	41	2	7	4	15	419	29	59	576
OCTOBER	176	6	13	2	6	294	35	114	646
NOVEMBER	163	2	26	2	6	76	21	67	363
TOTAL	2998	111	207	123	113	2639	759	1568	8518

REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500166	Aggieland Outfitters	1.1	Rez	1-Nov-12	Approved	8-Nov-12	Approved
12-500236	Emporium Center	1.2	Rez	19-Nov-12	Approved	10-Jan-13	



BUILDING PERMIT TOTALS:

Month of November 2012						Month of November 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	18	18	44,093	32,095	\$2,558,926	18	18	\$2,679,175
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$1,021,406
Apartment	1	9	10,904	9,933	\$650,000	3	26	\$1,381,000
Residential Addition	3	N/A	570	570	\$46,000	6	N/A	\$187,463
Residential Remodel	4	N/A	15	15	\$18,800	12	N/A	\$91,565
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$705	0	N/A	\$0
Residential Demolition	7	N/A	N/A	N/A	\$33,900	1	N/A	\$800
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	26	N/A	\$247,039
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	6	N/A	\$116,620
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	2	N/A	\$100,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	4	N/A	46,065	43,669	\$6,717,886	1	N/A	\$37,301,820
Commercial Remodel	7	N/A	44,158	44,158	\$956,800	6	N/A	\$743,900
Commercial Addition/Retaining Wall	2	N/A	0	0	\$432,000	1	N/A	\$150,000
Commercial Demolition	2	N/A	N/A	N/A	\$21,900	1	N/A	\$20,000
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	5	N/A	N/A	N/A	\$204,000	2	N/A	\$66,000
Sign	8	N/A	N/A	N/A	\$0	5	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	1	N/A	\$1,500
Storage / Accessory	0	N/A	N/A	N/A	\$0	4	N/A	\$58,907
Roofing	18	N/A	N/A	N/A	\$72,000	3	N/A	\$20,298
TOTALS	80	27	145,805	130,440	\$11,712,917	98	44	\$44,187,493

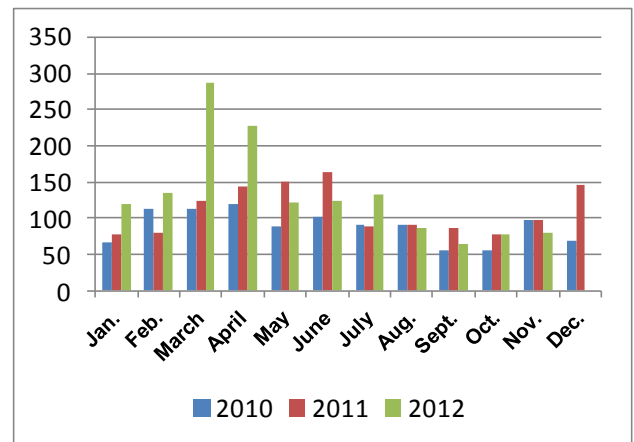
January 1, 2012 -November 30, 2012						January 1, 2011-November 30, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	514	514	1,200,026	946,231	\$71,890,468	382	382	\$51,448,008
Duplex	47	94	165,700	155,146	\$8,237,951	5	10	\$975,114
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	8	32	\$3,916,134
Apartment	8	247	381,014	252,854	\$43,071,650	57	424	\$38,142,081
Residential Addition	53	N/A	39,539	17,720	\$1,855,547	71	N/A	\$2,962,166
Residential Remodel	90	N/A	24,557	20,779	\$1,931,314	113	N/A	\$2,223,904
Residential Garage/Carport Addition	17	N/A	N/A	N/A	\$197,489	6	N/A	\$171,700
Residential Demolition	38	N/A	N/A	N/A	\$1,097,600	29	N/A	\$264,020
Residential Slab Only-SF	88	N/A	N/A	N/A	\$2,636,378	39	N/A	\$453,551
Residential Slab Only-DPLX	37	N/A	N/A	N/A	\$667,783	10	N/A	\$193,412
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	1	N/A	\$20,000
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$733,350	24	N/A	\$3,022,326
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	51	N/A	128,541	117,678	\$49,068,576	59	N/A	\$110,824,073
Commercial Remodel	69	N/A	110,163	110,163	\$15,520,032	71	N/A	\$6,479,267
Commercial Addition/Retaining Wall	13	N/A	4,890	3,410	\$825,759	18	N/A	\$3,368,973
Commercial Demolition	16	N/A	N/A	N/A	\$853,761	19	N/A	\$280,638
Commercial Slab Only	6	N/A	3,778	7,629	\$190,056	2	N/A	\$226,654
Swimming Pool	51	N/A	N/A	N/A	\$2,130,195	47	N/A	\$2,254,588
Sign	115	N/A	N/A	N/A	\$240	123	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	1	N/A	\$1,500
Storage / Accessory	38	N/A	N/A	N/A	\$649,811	42	N/A	\$532,199
Roofing	200	N/A	N/A	N/A	\$1,543,211	57	N/A	\$600,466
TOTALS	1456	858	2,062,712	1,636,030	\$203,386,171	1184	848	\$228,360,774



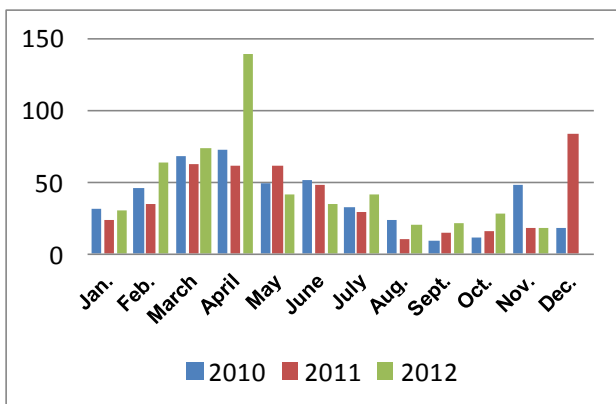
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	514	514	\$71,890,648
Duplex	47	94	\$8,237,951
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	8	247	\$43,071,650
New Commercial	51	N/A	\$49,068,576
Commercial Remodel	69	N/A	\$15,520,032

TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH

